161.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,300 / 1,101,300
					USE VALUE:	1,101,300 / 1,101,300
					ASSESSED:	1,101,300 / 1,101,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRODSTEIN JOEL J
Owner 2:	BENVENISTE GRACE L
Owner 3:	
Street 1:	187 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ECCLES KATHLEEN M -
Owner 2:	TRUESDALE JACQUELINE -
Street 1:	187 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2645 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10257.000	591,900		509,400	1,101,300
Total Card	0.235	591,900		509,400	1,101,300
Total Parcel	0.235	591,900		509,400	1,101,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.31 /Parcel: 416.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107618

GIS Ref

GIS Ref

Insp Date 11/14/08

!12607!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	591,900	0	10,257.	509,400	1,101,300		Year end	12/23/2021
2021	101	FV	571,300	0	10,257.	509,400	1,080,700		Year End Roll	12/10/2020
2020	101	FV	569,200	0	10,257.	509,400	1,078,600	1,078,600	Year End Roll	12/18/2019
2019	101	FV	454,200	0	10,257.	509,400	963,600	963,600	Year End Roll	1/3/2019
2018	101	FV	454,200	0	10,257.	451,200	905,400	905,400	Year End Roll	12/20/2017
2017	101	FV	454,200	0	10,257.	378,400	832,600	832,600	Year End Roll	1/3/2017
2016	101	FV	454,200	0	10,257.	378,400	832,600	832,600	Year End	1/4/2016
2015	101	FV	419,000	0	10,257.	327,500	746,500	746,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:14:57

LAST REV

Date	Time
10/28/20	09:16:04
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12607

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECCLES KATHLEEN	47027-242		2/28/2006		690,000	No	No		
PICKERING WINIF	29917-380		3/15/1999		416,000	No	No		Y

USER DEFINED

Prior Id # 1:	107618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	951	Wood Dec	29,000	C				
10/2/2015	1483	New Wind	7,000					
12/23/2010	2432	Manual	200					
3/29/1999	147	Manual	500					NEW WINDOW
4/28/1993	132		22,000					ADD 2 4X12 ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
11/14/2008	Meas/Inspect	189	PATRIOT
6/24/2006	MLS	HC	Helen Chinal
6/19/2000	MLS		
12/16/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10257		Sq. Ft.	Site		0	70.	0.71	8									509,400						509,400	

Total AC/HA:	0.23547	Total SF/SM:	10257	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,400	Spl Credit		Total:	509,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.11235130
Const Adj.:	1.17798221
Adj $ / SQ:	144.136
Other Features:	108928
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620433
Depreciation:	28540
Depreciated Total:	591893

COMMENTS

2ND FLOOR=IN LAW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

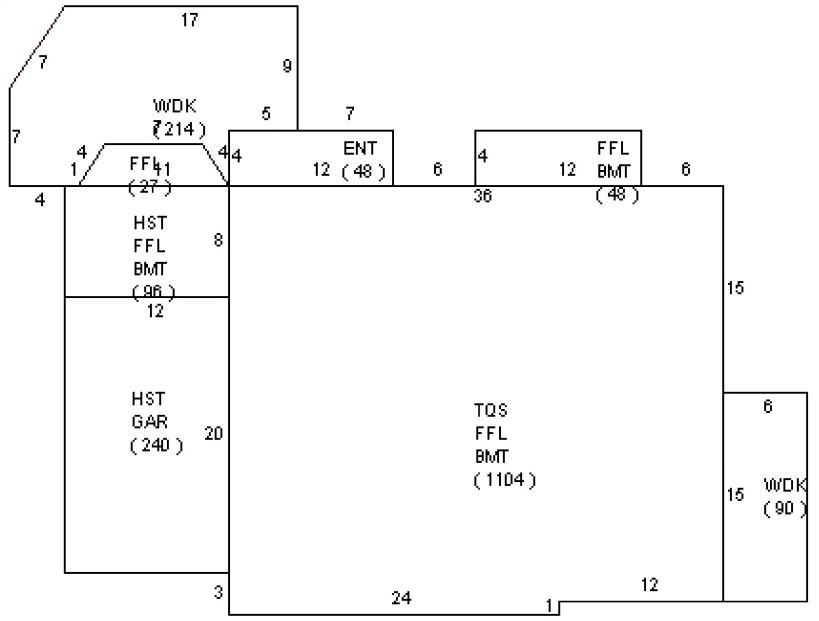
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.40
Special Features:	0	Val/Su Net:	143.98
Final Total:	591900	Val/Su SzAd	260.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,275	144.140	183,774
BMT	Basement	1,248	51.670	64,488
TQS	3/4 Story	828	144.140	119,345
WDK	Deck	304	10.940	3,327
GAR	Garage	240	29.940	7,186
HST	Half Story	168	144.140	24,215
ENT	ENTRY	48	31.100	1,493
	Net Sketched Area:	4,111	Total:	403,828
Size Ad	2271	Gross Area	4555	FinArea 2645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc